160.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	717,200 / 717,200
					USE VALUE:	717,200 / 717,200
					ASSESSED:	717,200 / 717,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
125		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHRISTIE CHADWICK
Owner 2:	CHRISTIE SARAH
Owner 3:	
Street 1:	125 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CASTELLI JOHN P--ETAL -
Owner 2:	CASTELLI MARGUERITE R -
Street 1:	125 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,350 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Wood Shingle Exterior and 1416 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7350.000	264,100	4,700	448,400	717,200
Total Card	0.169	264,100	4,700	448,400	717,200
Total Parcel	0.169	264,100	4,700	448,400	717,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 506.50 | /Parcel: 506.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 106806
GIS Ref:
GIS Ref:
Insp Date: 10/06/18

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	264,200	4700	7,350.	448,400	717,300	717,300	Year End Roll	12/18/2019
2019	101	FV	215,900	4700	7,350.	448,400	669,000	669,000	Year End Roll	1/3/2019
2018	101	FV	214,800	4700	7,350.	397,100	616,600	616,600	Year End Roll	12/20/2017
2017	101	FV	214,800	4700	7,350.	333,100	552,600	552,600	Year End Roll	1/3/2017
2016	101	FV	214,800	4700	7,350.	333,100	552,600	552,600	Year End	1/4/2016
2015	101	FV	209,500	4700	7,350.	288,200	502,400	502,400	Year End Roll	12/11/2014
2014	101	FV	209,500	4700	7,350.	278,600	492,800	492,800	Year End Roll	12/16/2013
2013	101	FV	209,500	4700	7,350.	265,200	479,400	479,400		12/13/2012

!12522!

PRINT

Date	Time
12/11/20	02:36:19

LAST REV

Date	Time
10/15/18	08:46:34
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12522

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASTELLI JOHN P	50848-264		3/7/2008		532,000	No	No		
	8218-111		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	106806
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/8/2011	242	Wood Dec	1,500					
3/27/1992	97		5,000					REM-BATH-ADD-1/2 B

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	TTL REFUSAL	HS	Hanne S
10/23/2008	Meas/Inspect	163	PATRIOT
12/2/1999	Meas/Inspect	256	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7350		Sq. Ft.	Site		0	70.	0.87	8									448,351						448,400	

Total AC/HA: 0.16873 | Total SF/SM: 7350 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 448,351 | Spl Credit | Total: 448,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	73500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382812
Depreciation:	118672
Depreciated Total:	264141

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB

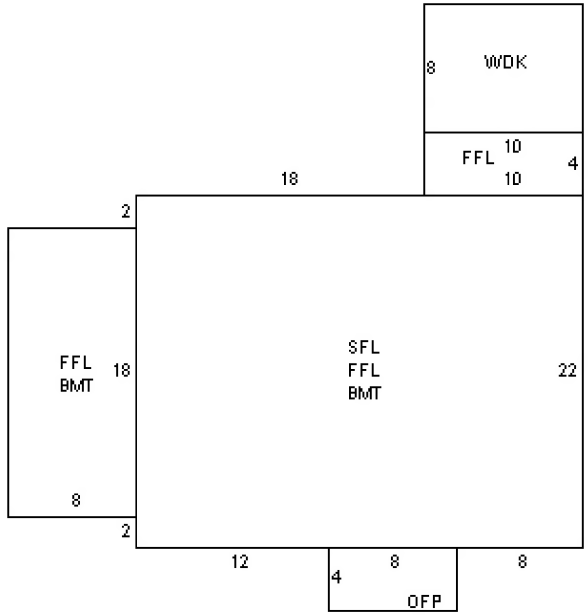
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	181.91
Special Features:	0	Val/Su Net:	115.43
Final Total:	264100	Val/Su SzAd	186.51

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	800	165.380	132,300
BMT	Basement	760	49.610	37,706
SFL	Second Floor	616	165.380	101,871
WDK	Deck	80	15.680	1,254
OFP	Open Porch	32	43.120	1,380

Net Sketched Area: 2,288 | Total: 274,511

Size Ad 1416 | Gross Are 2288 | FinArea 1416

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X10	A	AV	1990	0.00	T	23.2	101						
3	Garage	D	Y	1	18X20	A	AV	1924	21.94	T	40	101			4,700			4,700

More: N | Total Yard Items: 4,700 | Total Special Featues: | Total: 4,700